



- 3 Bed Detached Bungalow
- 23' 'L' shaped Lounge/Ding Room
- Bathroom/WC with Shower
- Garage & Store

- Spectacular Views over the Tyne Valley
- Conservatory with Stunning Views
- Gym/Sauna
- Recently Updated
- Refitted Kitchen
- Beautiful Gardens

This 3 bedroomed detached bungalow enjoys spectacular views over the Tyne Valley. Recently updated and redecorated, this property offers well proportioned accommodation within a highly sought after location. The Reception Hall leads to the spacious 23' 'L' shaped Lounge/Dining Room, with coal effect real flame gas fire within an attractive Minster style surround. There is a bow window to the front, whilst French doors open to the Conservatory, with polished wood floor, overlooking and with doors to the rear garden and taking in panoramic views over the Tyne Valley. The Kitchen has been refurbished with a range of wall and base units, sink unit, slate effect work surfaces, split level oven, microwave, 4 ring ceramic hob with extractor over, integral fridge, freezer dishwasher and auto washer/drier with matching doors and fitted wine cooler and there is a bow window to the front. Bedroom 1 has a good range of fitted wardrobes, dressing table with mirror over and wonderful views to the rear. Bedroom 2 is to the front, with Bedroom 3 to the rear. The Bathroom/WC is fitted with a wc with concealed cistern, vanity unit with wash basin with mirror and light over and a range of storage cabinets to the side and double ended bath with hand held shower, fully tiled walls and floor. There is a self contained Gym with Sauna, Shower and WC. There is also a Garage with electric roller shutter door and store room under.

Externally, the Front Garden has a superb collection of shrubs with path to the front door and side gate and a driveway to the garage. The beautiful South facing Rear Garden has been landscaped, with patio, lawn, variety of plants and shrubs, ornamental pond, shed and greenhouse.

Killiebrigs is a sought after road within this very popular road, with good Primary School, local shops and pubs. There is good access to the A69, making it ideal for commuting into Newcastle and to surrounding villages and countryside.

Reception Hall

Lounge/Dining Room 23'2 x 19'7 (max) (7.06m x 5.97m (max))

Conservatory 16'3 x 9'6 (4.95m x 2.90m)

Kitchen 11' x 10'1 (3.35m x 3.07m)

Bedroom 1 14' x 10'6 (4.27m x 3.20m)

Bedroom 2 12'9 x 10'6 (3.89m x 3.20m)

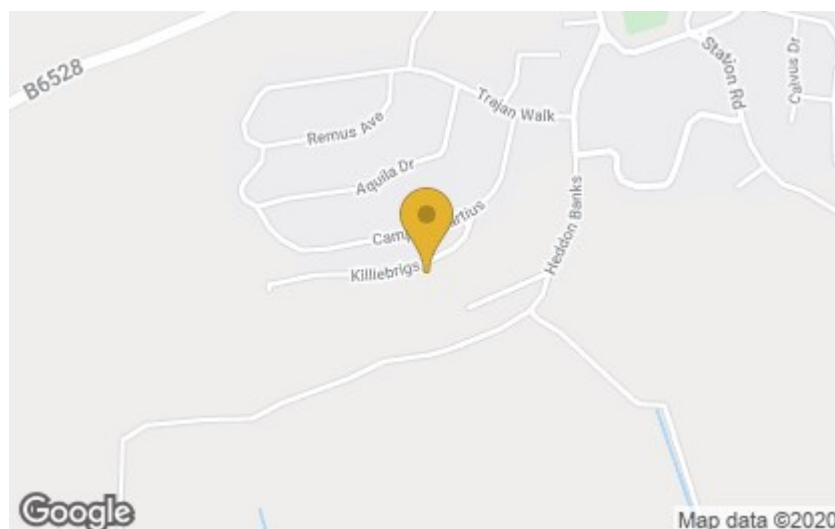
Bedroom 3 10'8 x 7'9 (3.25m x 2.36m)

Bathroom/WC 10'8 x 9'2 (max) (3.25m x 2.79m (max))

Gym/Sauna 14'10 x 8'6 (4.52m x 2.59m)

Garage 16'6 x 8'9 (5.03m x 2.67m)

Garage Store 10'8 x 7'9 (3.25m x 2.36m)



Energy Performance: Current D Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.